

11.3.31.7.1-8-



USEPA SF
1290005

DEADEND

QUITCLAIM DEED

BOOK 1331 PAGE 27

Recorded by
Register Title 106058

FIBRON CORPORATION, a Delaware corporation, Grantor,
releases and quitclaims to the CITY OF PORTLAND, a municipal
corporation, by and through the PORTLAND DEVELOPMENT COMMISSION,
Grantee, all right, title and interest in and to the following
described real property:

PARCEL I:

A part of Fractional or Irregular Block 7, all of River
Lot 2, and part of River Lot 1 and that part of Albany
Street, vacated, all in JAMES JOHN'S ADDITION TO THE
TOWN OF ST. JOHNS, in the City of Portland, County of
Multnomah and State of Oregon, described as follows:

BEGINNING at the most Northerly corner of Fractional
Block 7; thence Southeasterly on the Northeasterly line
of said Block, to a point 40 feet Northwesterly from
the most Easterly corner of said Block; thence in a
Southwesterly direction, along a line drawn parallel to
the Northwesterly side line of said Fractional Block
and an extension thereof, across Albany (formerly N.
Second) Street, now vacated, and continuing on said
course, along a line drawn parallel with the
Northwesterly line of said River Lot 1 to the
Willamette River; thence Northwesterly, along the
meanderings of said River, to the Northwesterly line of
said River Lot 2; thence Northeasterly, along the
Northwesterly line of said River Lot 2, and an
extension thereof, across Albany Street aforesaid, and
continuing on the same course along the Northwesterly
line of said Block 7, to the place of beginning,
TOGETHER WITH the vacated portion of N. Pittsburg
Avenue, which inured to Parcel I by Ordinance No.
14332 of the City of Portland.

PARCEL II:

BEGINNING on the Southeasterly line of N. Bradford
Street, which is also the Northeasterly line of
Fractional Block 7, in JAMES JOHN'S ADDITION TO THE
TOWN OF ST. JOHNS, in the City of Portland, County of
Multnomah and State of Oregon, 40 feet Northwesterly

1979

15

2

BOOK OF RECORDS

BOOK 1331 PAGE 23

from the most Easterly corner of said Fractional Block 7; thence Southwesterly and parallel with the Northwesterly line of N. Salem Avenue and the Southwesterly extension thereof, to the Harbor Line of the Willamette River; thence Southeasterly, along said Harbor Line, to its intersection with the Southerly extension of the Southeasterly line of River Lot 7, ST. JOHNS; thence Northeasterly, along said Southeasterly line of said River Lot 7 and a Northerly extension thereof, to the most Southerly corner of Lot 3, Block 2, ST. JOHNS; thence along the Southeasterly lines of Lots 3 and 6, Block 2, ST. JOHNS to the most Easterly corner of said Lot 6, on the Southwesterly line of N. Bradford Street; thence along said Southwesterly line of N. Bradford Street to the place of beginning; TOGETHER WITH all those portions of vacated streets which inured to said premises; SUBJECT TO the rights of the public as to those portions of said premises lying within the boundaries of N. Burlington Avenue.

PARCEL III:

A portion of Fractional or Irregular Block 4, JAMES JOHN'S ADDITION TO THE TOWN OF ST. JOHNS, in the City of Portland, County of Multnomah and State of Oregon, more particularly described as follows:

BEGINNING at the most Westerly corner of said Block 4, same being also the intersection of Salem Street (now N. Salem Avenue) and Crawford Street (now N. Crawford Street) in said City of St. Johns; thence in a Southeasterly direction, along the Northerly line of said N. Crawford Street 50 feet; thence Northeasterly, along a line drawn parallel with N. Salem Avenue 100 feet; thence at right angles Northwesterly along a line drawn parallel with said N. Crawford Street 50 feet to said N. Salem Avenue; thence Southwesterly, along the East line of said Salem Street 100 feet to the place of beginning, all in the City of Portland, County of Multnomah and State of Oregon.

PARCEL IV:

Block 12, JAMES JOHN'S SECOND ADDITION TO ST. JOHNS, in the City of Portland, County of Multnomah and State of Oregon; EXCEPTING THEREFROM that portion conveyed to the City of Portland, by Deed recorded June 16, 1961, in Book 2067, Page 79, Deed Records.

PARCEL V:

All that portion of River or Wharf Lots 1, 2, 3, 4, 5 and 6, ST. JOHNS, in the City of Portland, according to the duly recorded plat thereof, and also all that

portion of what was formerly Charleston Street which has since been vacated in said Town of ST. JOHNS, more particularly described as follows:

BOOK 1331 PAGE 29

BEGINNING at the Southwest corner of a certain tract of land conveyed by way of Mortgage by Western Wool Warehouse Company, an Oregon corporation, to Ladd & Tilton Bank by that certain Mortgage recorded in Book 892, Page 394, Mortgage Records; running thence in an Easterly direction, along the Southerly line of that tract of land described in said Mortgage, a distance of 226.25 feet to the Southeast corner thereof; thence in an Easterly direction, along an extension of the Southerly line of that tract of land described in said Mortgage to a point in the Westerly line of N. Richmond Avenue; thence in a Southwesterly direction along said Westerly line of N. Richmond Avenue and an extension thereof, to the low water mark in the Willamette River; thence following the low water mark in the Willamette River down stream and in a Westerly direction to the point of intersection between said low water mark and a Southerly extension of the Westerly side line of said tract of land described in said Mortgage; thence Northeasterly, along said last mentioned line to the point of beginning.

PARCEL VI:

All of the following bounded and described real property, situated in the City of Portland, County of Multnomah and State of Oregon:

BEGINNING at a point on the Westerly line of N. Richmond Avenue, 31.5 feet Southerly from the Southeast corner of said Block 1, ST. JOHNS; thence Southerly and following the Westerly line of N. Richmond Avenue, 20 feet; thence North 68° 30' West, parallel to the Southerly line of said Block 1, 120.5 feet; thence Southerly, parallel to the Westerly line of N. Richmond Avenue, 50.5 feet; thence Westerly, at right angles 14.1 feet; thence Southerly, at right angles and parallel with the Westerly line of N. Richmond Avenue 64 feet; thence in a Westerly direction 226.25 feet to a point on the Westerly line of said River or Wharf Lot 6, which is 351 feet South 24° 30' West from the Northwest corner of said Lot 7 in Block 2, ST. JOHNS; thence North 24° 30' East, along the Westerly line of said River Lot 6 and the same extended 351 feet to the Northwest corner of said Lot 7 in Block 2; thence South 65° 30' East, along the Southerly line of N. Bradford Street 156 feet to a point 4 feet Westerly from the Northwest corner of said Block 1; thence South 24° 30' West, parallel to the East line of said Block 1 130.5 feet; thence South 65° 30' East, parallel to the

Southerly line of said Block 1, 73.74 feet; thence South 24° 30' West, parallel to the Easterly line of said Block 1, 101 feet; thence South 65° 30' East, parallel to the Southerly line of said Block 1, 130.26 feet, more or less, to the place of beginning.

BOOK 1331 PAGE 30

PARCEL VII:

A tract of land in the City of Portland, County of Multnomah and State of Oregon, described as follows:

BEGINNING at a point 31.5 feet South of the Southeasterly corner of Lot 1, Block 1, ST. JOHNS; thence Northerly, along the Easterly line of Block 1, 231.5 feet; thence Westerly 204 feet to a point in the Northerly line of Block 1, extended Westerly; thence Southerly and parallel to the Westerly line of Block 1, 130.5 feet; thence Easterly, parallel to the Southerly line of Lot 5, Block 1, 73.74 feet; thence Southerly and parallel to the Westerly line of Lot 3, Block 1, 101 feet; thence Easterly in a straight line, 130.26 feet to the point of beginning; ALSO, the following described property, to-wit: BEGINNING at a point in the Westerly line of N. Richmond Avenue, which said point is 251.5 feet South of the Northeasterly corner of Block 1, ST. JOHNS; thence Southerly, along the Westerly line of N. Richmond Avenue 123.46 feet; thence North 61° 42' West 134.90 feet; thence Northerly and parallel with the Westerly line of N. Richmond Avenue 64 feet; thence Easterly and parallel with the South line of block 1 in said addition, 14.10 feet; thence Northerly and parallel with the Easterly line of N. Richmond Avenue 50.5 feet; thence Easterly and parallel with the Northerly line of said Block 1, 120.50 feet to the place of beginning.

PARCEL VIII:

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 7, ST. JOHNS, in the City of Portland, County of Multnomah and State of Oregon; TOGETHER WITH that portion of N. Charleston Avenue lying between Blocks 7 and 8, ST. JOHNS, as vacated by Ordinance No. 110866, and that portion of N. John Avenue, lying between Block 6 and 7, ST. JOHNS.

PARCEL IX:

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 8, ST. JOHNS, in the City of Portland, County of Multnomah and State of Oregon, said real property being all of said Block 8.

PARCEL X:

All that portion of N. Richmond Avenue in the City of

Portland, County of Multnomah and State of Oregon,
lying Southerly of the Southwesterly line of O.W.R. &
N. CO. right-of-way.

BOOK 1331 PAGE 31

PARCEL XI:

A tract of land described as being at the point in the Southwest corner of the William and Nancy Caples Donation Land Claim, in the City of Portland, County of Multnomah and State of Oregon; running thence Easterly, parallel with the Willamette River to a point in the Easterly line of Richmond Street, as now laid out and established and shown in official map of the City of St. Johns; running thence in a Northeasterly direction following the Easterly line of Richmond Street 282 feet, more or less, to the Southerly line of O.W.R. & N. Company's right-of-way; thence South 71° East 133 feet, more or less, along the Southerly line of O.W.R. & N. Company's right-of-way to the Westerly line of Block 49, A. L. MINER'S ADDITION; thence Northerly, following the Westerly line of Block 49 to the Southerly line of Bradford Street, if extended; thence Easterly on the Southerly line of Bradford Street, if extended, to the center of Tyler Street before being vacated, said point being 30 feet from the Northeast corner of Block 46, MINER'S ADDITION; thence Southerly, along the centerline of Tyler Street, before vacated, parallel with and 30 feet distant from the Easterly line of Block 46 and extension thereof, to the center of Albany Street, before vacated; thence Westerly, following the centerline of Albany Street, to a point 118 feet Easterly from the Westerly line of Block 52 in said MINER'S ADDITION TO THE TOWN OF ST. JOHNS, if said line were extended across what was formerly Albany Street; thence Southerly and parallel with the Westerly line of said Block and extension thereof and 118 feet distant therefrom to the low water mark in the Willamette River; thence Westerly, following the low water mark of said River, to a point where the same intersects at the Easterly line of Richmond Street, or what would be Easterly line of Richmond Street, if extended to the low water mark of said River; thence Northerly, along the Easterly line of Richmond Street, to the point of beginning; EXCEPTING the right-of-way of O.W.R. & N. Company.

PARCEL XII:

A tract of land in Section 12, Township 1 North, Range 1 West of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

BEGINNING at the Northwest corner of Block 49, A. L.

11361

STATE OF OREGON
Multnomah County

DEED

I, Director, Department of Administration, Services and Records of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the Record of _____ of said County at _____

FEB 15 1979 - 9:00 AM

MULTNOMAH COUNTY, OREGON

In Book

1331

27

Witness my hand and seal of office affixed.

Director
Department of Administration
Services

M. T. [Signature]

Reg-17

Deputy

BOOK 1331 PAGE 32

20 22